

**QUONSET/DAVISVILLE MANAGEMENT CORPORATION
MEETING OF BOARD OF DIRECTORS**

**PUBLIC SESSION
MINUTES**

August 16, 2004

A meeting of the Board of Directors of the Quonset/Davisville Management Corporation (the "Corporation") was held at 4:00 p.m. on Monday, August 16, 2004 at the offices of the Rhode Island Economic Development Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island law.

The following directors constituting a quorum were present and participated throughout the meeting as indicated: David Darlington, Daryl Dayian, Dale Grogan, Michael McMahon, Doug Mancosh, John Patterson, Senator J. Michael Lenihan and Dennis Webster. Senator James Sheehan, M. Paul Sams and Alfred Passarelli joined the meeting while in progress.

Directors absent: Raoul Holzinger, Representative Melvoid Benson and Representative Kenneth Carter.

1. CALL TO ORDER

The meeting was called to order at 4:00 p.m. by Chairman McMahon.

2. APPROVAL OF MINUTES

Upon motion duly made by Ms. Grogan and seconded by Mr. Patterson, the Board:

VOTED: To approve the minutes of the meeting held on July 19, 2004.

Voting in favor were: Mr. Darlington, Mr. Dayian, Ms. Grogan, Mr. Mancosh, Mr. Patterson.

Voting against were: none.

Unanimously approved.

3. CHAIRMAN'S REPORT

Mr. McMahon provided the Chairman's report and noted that the Legislation creating Quonset Development Corporation has been enacted and preparations are being made regarding the separation of Quonset Development Corporation from the Economic Development Corporation. Mr. McMahon also noted the following:

1. The Bond issue to benefit Quonset/Davisville will be on the ballot in November.
2. Staff continues to work with representatives of the Town of North Kingstown in order to streamline the approval process for projects at Quonset.
3. Focus areas for Quonset/Davisville include the following:
 - (a) The RFP for the Gateway.
 - (b) Discussions are continuing with the Rhode Island Airport Corporation with respect to development of the airport property.
 - (c) The Life Sciences Initiative is moving forward and an RFP has been issued with respect to design and engineering.
 - (d) The Expansion of Marine Trades at facilities.

Mr. Mancosh inquired as to the role that C.B. Richard Ellis is playing and Mr. Grout indicated that C.B. Richard Ellis has been working to identify the strengths and the weaknesses of the Quonset/Davisville property and is in the process of refining what we can deliver and how best to market it.

Senator Sheehan joined the meeting at 4:15 p.m.

M. Paul Sams joined the meeting at 4:16 p.m.

Senator Lenihan inquired as to the possibility of restructuring the Hexagon transaction. Mr. McMahon noted that while the last session in the Legislature produced many significant bills that support economic development, the Hexagon transaction got off on the wrong foot and became too political and emotional. However, he indicated that the Legislature is still reviewing various ways in which to restructure the transaction.

4. RECOMMENDATION REGARDING MARRINAN REALTY, LLC.

Mr. Matthews reviewed the proposed purchase of land by Marrinan Realty, LLC. The parcel in question is approximately 1.9 acres and Marrinan intends to construct a 15,250 square foot building on the property. The Marrinan group is currently leasing space at 1 Lacroix Drive in the West Warwick Industrial Park and this project will enable the Marrinan Group to construct a facility which meets company growth projections. Upon completion of the building, the company will have 18 employees. The price per acre is \$120,000 and there is a job credit of \$400 per job. After applying the job credit, the price per acre would be \$84,000 per acre. It is anticipated that the discount for the job

credit would be secured by a mortgage which would be reduced at the rate of \$400 per full time employee per year over a ten year period.

Alfred Passarelli joined the meeting at 4:20 p.m.

Mr. Patterson inquired with respect to the design review recommendations. Mr. Grout confirmed that the office portion of the building will require substantial changes.

Upon motion duly made by Mr. Darlington and seconded by Mr. Dayian the Board:

VOTED: To recommend the sale of approximately 1.9 acres to Marrinan Realty, LLC, subject to completion of the design review process and substantially on the terms as outlined in the transaction briefing provided to the Board.

Voting in favor were Mr. Darlington, Mr. Dayian, Ms. Grogan, Mr. Mancosh, Mr. Passarelli, Mr. Patterson and Mr. Sams.

Voting against were none.

It should be noted that the Chairman, Mr. McMahon abstained and did not participate in the discussion or the vote related to Marrinan Realty, LLC.

5. RECOMMENDATION ON LEASE AMENDMENT WITH GOODWIN & SONS (A/K/A SEAFREEZE)

Mr. Matthews reviewed the proposed Lease Amendment with Goodwin & Sons which operates a cold/dry packing and storage facility for its seafood products which are unloaded at the Davisville Piers bulkhead. The company has been located in (Seafreeze) the Davisville Waterfront district since 1985 and currently occupies 5.13 acres. The company also leases the 500 linear foot bulkhead between Davisville Piers 1 and 2. The company intends to construct an additional 42,000 square foot freezer and the expansion will require the lease of an additional 0.82 acres to the south of their existing premises as well as a 0.32 acre easement to the north. Design Review has approved the expansion subject to representing a simplified landscape plan.

Upon motion duly made by Mr. Darlington and seconded by Mr. Sams the Board:

VOTED: To recommend amendment of the Goodwin & Sons' Lease by adding an additional 0.82 acres and granting a 0.32 acre easement as set forth in the transaction briefing.

Voting in favor were: Mr. Darlington, Mr. Dayian, Ms. Grogan, Mr. Mancosh, Mr. Passarelli, Mr. Patterson and Mr. Sams.

Voting against were none.

Unanimously approved.

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m., upon motion duly made by Mr. Sams and seconded by Mr. Darlington.


W. Geoffrey Grout, Secretary